

# **Planning Commission – Public Hearing**

## **January 13, 2016**

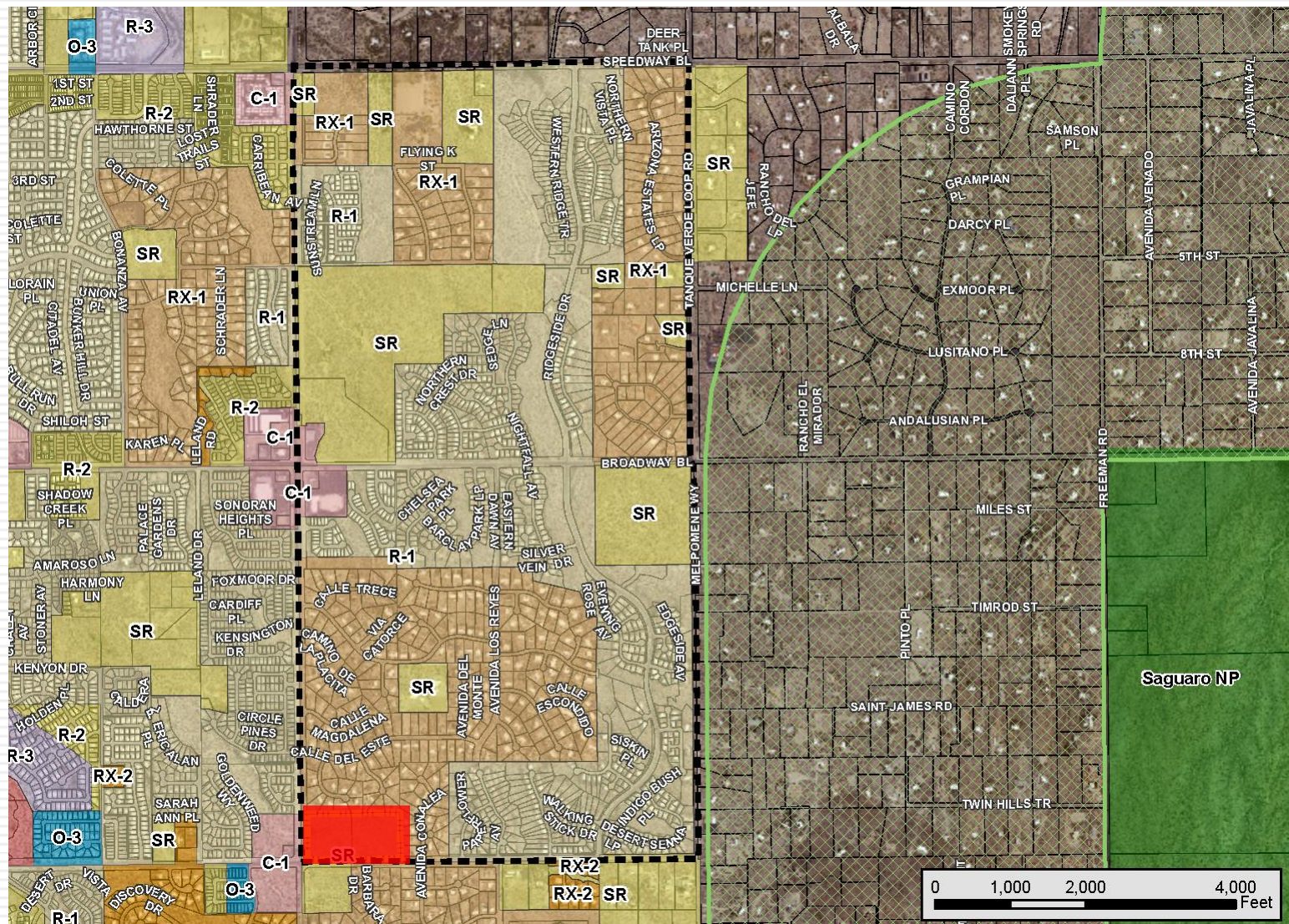
### ***Houghton East Neighborhood Plan,*** **PA-15-02**



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- Amendment Site
- HENP Boundary
- Saguaro NP Buffer

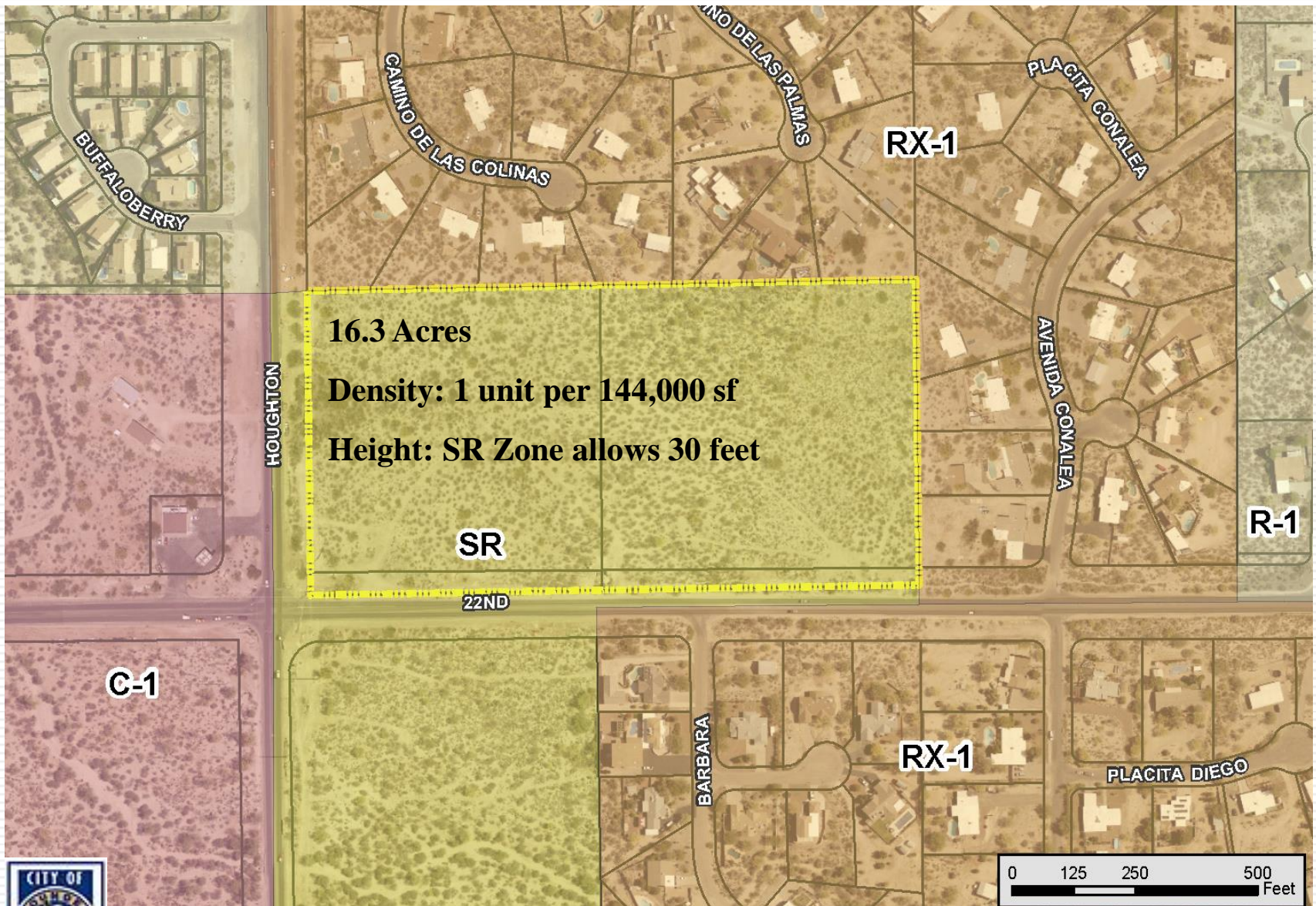


HENP Boundary

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Amendment Site

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**Issue:**

Request to amend *Houghton East Neighborhood Plan (HENP)* at the northeast corner of Houghton Road and 22<sup>nd</sup> Street to allow 26 foot building height.

*HENP* currently restricts nonresidential uses to a 20 foot building height\*.

\**HENP* Building height as defined by the Unified Development Code which allows for parapets and ornamental features.



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# *Plan Tucson*

- **Future Growth Scenario Map - Neighborhoods w/ Greater Infill Potential:** potential for new residential and commercial development; uses include variety of housing types, grocery stores, other retail and services.
- **Supports commercial services located at intersections of arterial streets.**
- **Supports locating housing, employment, retail, and services in close proximity to each other to allow easy access between uses and reduce dependency on the car.**



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# *Houghton East Neighborhood Plan - Goals*

- **Ensure superior site design in new development which preserves open space, addresses drainage and erosion considerations, and protects existing residential uses.**
- **Develop a compatible mix of suburban and low-density residential uses with supporting neighborhood services, while protecting the integrity of existing neighborhoods.**
- **Integrate new development with the Saguaro National Monument**



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# *Houghton East Neighborhood Plan*

## Pertinent Land Use Policies

- **Locate non-residential uses only at the intersections of Houghton Road with Broadway Boulevard and 22<sup>nd</sup> Streets.**
- **Restrict nonresidential uses to 20 feet in height, except at the intersection of Houghton Road and Broadway Boulevard on the northeast corner.**
- **Require neighborhood commercial or office uses to retain 20 percent of the site as consolidated open space.**

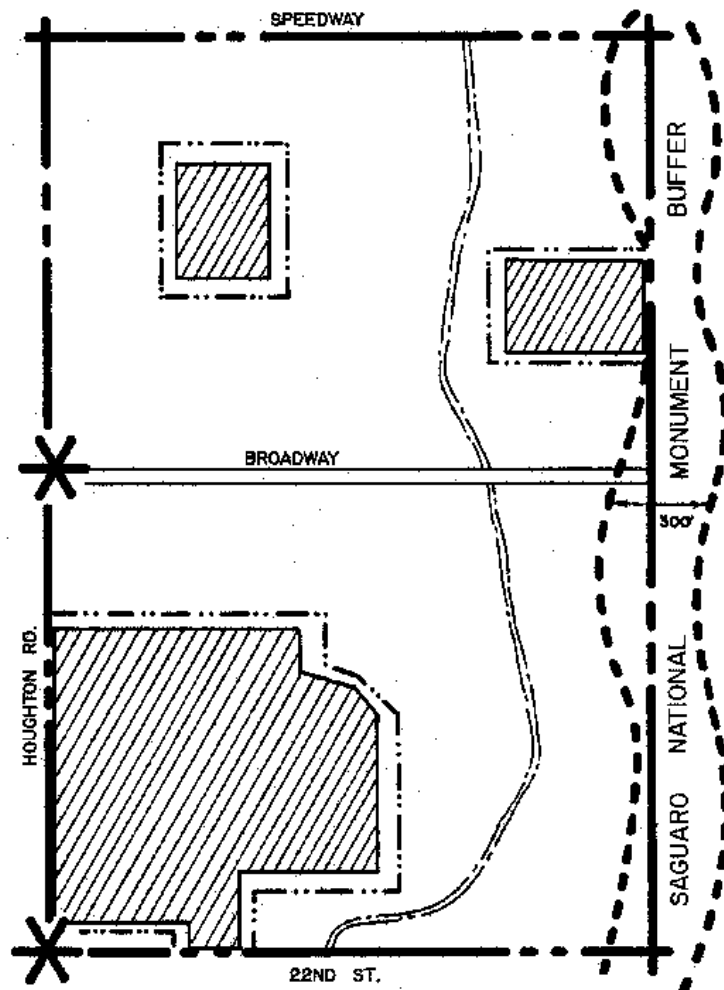


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# HOUGHTON EAST NEIGHBORHOOD PLAN POLICY CONCEPTS MAP\*

## LEGEND

- NEIGHBORHOOD BOUNDARY
- EXISTING RESIDENTIAL UNITS
- TRANSITION AREA (RESIDENTIAL POLICIES 184)
- DEVELOPMENT OPPORTUNITY AREA:  
GROSS DENSITY UP TO 4.2 RAC  
IF MEET RESIDENTIAL POLICY 4.
- NON-RESIDENTIAL USES
- PROPOSED COLLECTOR STREET CONCEPT
- 300' BUILDING SEPARATION; (RESIDENTIAL  
POLICY 4 & VI)

\* NOTE: FOR SPINE WASH CONSIDERATIONS SEE  
CONCEPTUAL FLOODPLAIN MAP.



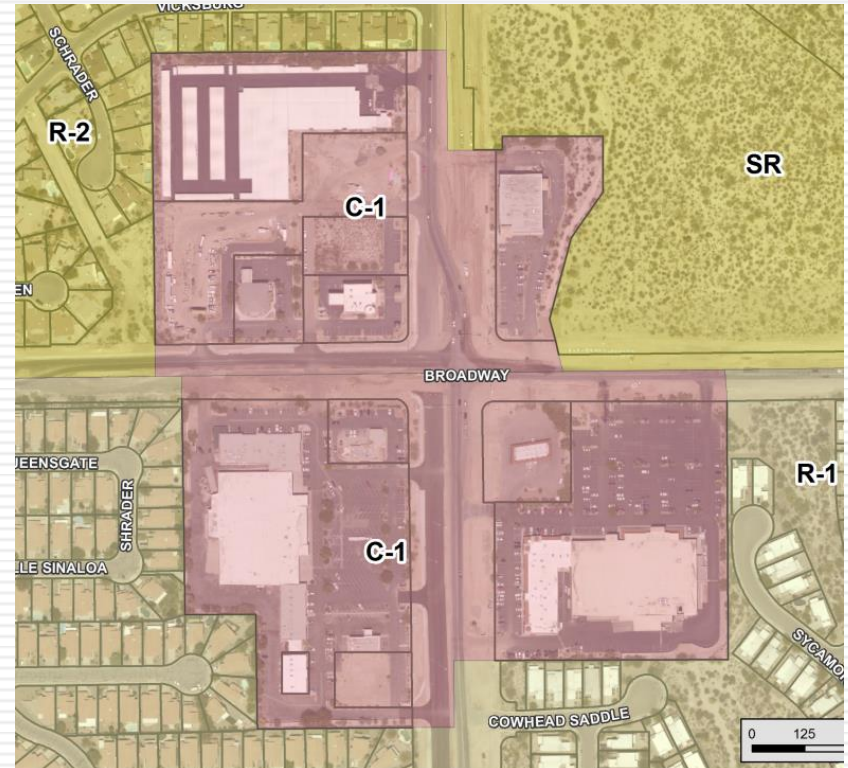
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# Previous amendments to *Houghton East Neighborhood Plan*

- Plan Amendment on January 22, 1990 - Resolution #15017
- Allowed nonresidential buildings heights of 28 to 35 feet at northeast corner of Broadway and Houghton.

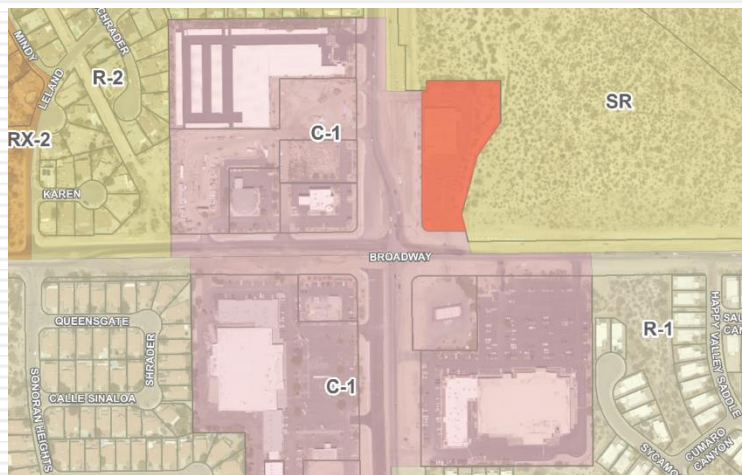


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# NEC of Broadway and Houghton

- Allowed building height by C-1 zone: **30'**
- Allowed building height by *HENP*: **28'**
- Existing building height: **28'**  
**with 2' parapet and 7'**  
**cupola (35' total)**

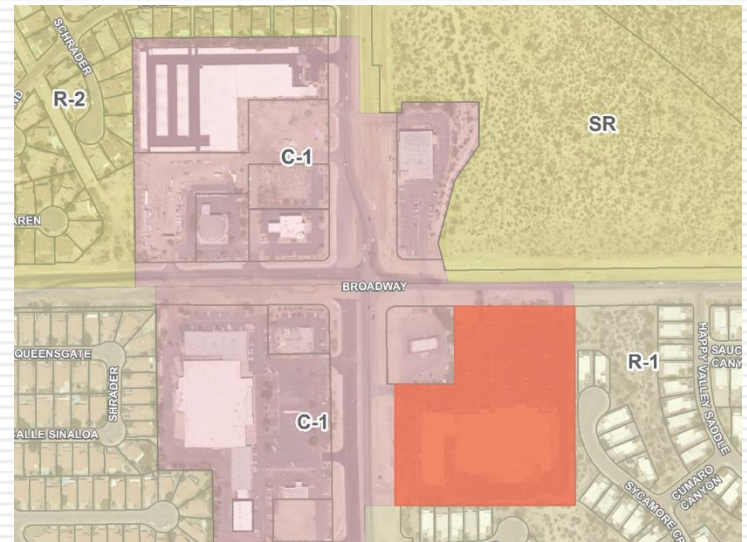


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# SEC of Broadway and Houghton

- Allowed building height by C-1 zone: **30'**
- Existing building height: **24'** with **3' parapet (27' total)**



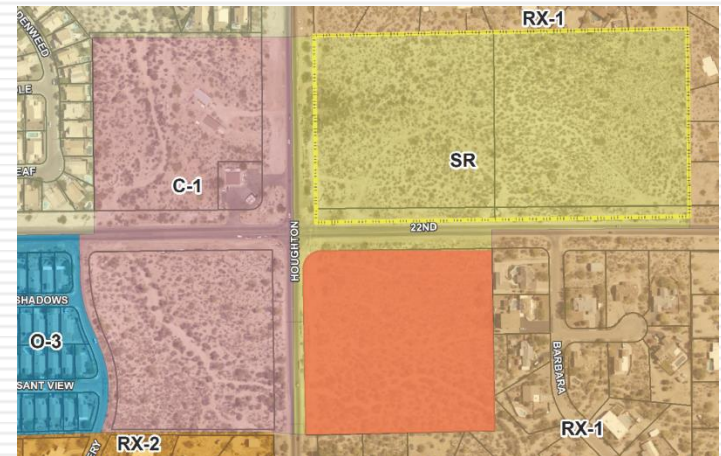
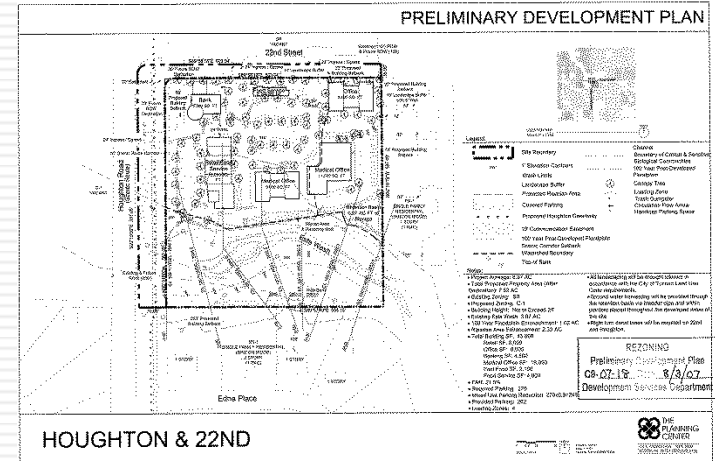
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# SEC of 22nd and Houghton

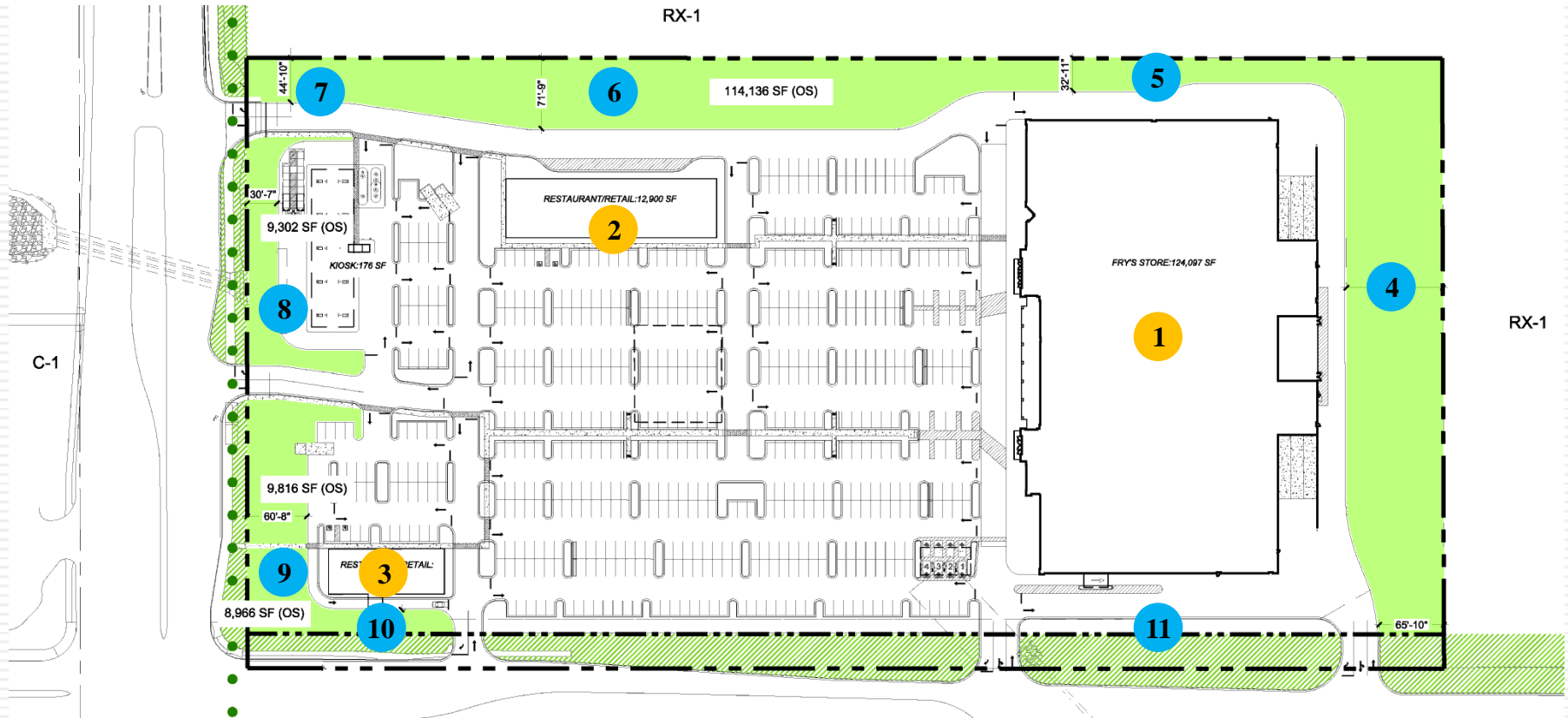
- Case C9-07-18 rezoning from SR to C-1
- Expired on January 8, 2013
- Building height allowed by rezoning request: **20' – 24' with 6' additional for ornamental elements.**



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# Proposed Project



## Building Heights

1 26 feet

2 20 feet

3 20 feet

## Building Setbacks

4 127 feet

5 62 feet

6 122 feet

7 113 feet

8 65 feet

9 82 feet

10 40 feet

11 59 feet



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# Proposed Plan Policy Change:

**Nonresidential Policy 2.D** – Restrict nonresidential uses to 20 feet in height except at the intersection of Houghton Road and Broadway Boulevard on the northeast corner (see Nonresidential Policy 2.E) or at the northeast corner of Houghton Road and 22<sup>nd</sup> Street where maximum height allowed is 26 feet.



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# Findings:

- **Proposed Land Use Consistent w/ *Plan Tucson* and *Houghton East Neighborhood Plan*.**
- **Amendment site is located at the intersection of two arterial streets as identified on the City's *Major Streets & Routes* map.**
- **Fronts Houghton Road Corridor Improvement project, a six-lane divided urban parkway with landscaping, bike lanes, multi-use path along east side of corridor.**
- **Proposed Building Height Consistent with other commercial nodes within the *Houghton East Neighborhood Plan* area.**
- **Amendment site size with slightly greater than normal setbacks allows development to minimize the impacts of a minimal increase in height.**
- **Proposed building height of 26 feet is an appropriate request for a nonresidential use, and similar to a previous approved amendment to the *HENP* which allowed 28 to 35 feet building heights at Broadway and Houghton.**



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**Staff recommends the Planning Commission forward this Plan Amendment to Mayor and Council with a recommendation to amend the *Houghton East Neighborhood Plan***

- **Amend Non-residential Policy 2.D to allow 26 foot building height at northeast corner of Houghton and 22<sup>nd</sup> Street.**

**If approved, then next step PAD Rezoning which would allow land uses, design, and development standards to be tailored for compatibility as a neighborhood commercial project.**



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